

**Charlemont Planning Board  
Meeting 9/15/2016  
Minutes**

Members present: Robert Malone, Chair, Carlene Hayden, Gisela Walker, Bill Harker

The Chair called meeting to order at 7pm  
BH motion to approve minutes, CH 2<sup>nd</sup>; unanimous

R.Malone reported on the **meeting with the Select Board** re road discontinuance. G.Walker and C.Hayden attended as well. The BoS had wanted to make sure that the P Bd was aware of the Select Board's ongoing effort to continue abandoned roads. R.Malone explained that the P Bd was considering changing the subdivision regulations to make it easier for lot owners to bring old subdivision paper roads up to minimum standards so they can get a building permit. The discussion about the pros and cons of **discontinuing roads** or opening roads to more development led to the question about which roads in town receive Chapter 90 money from the State.

The Board will bring this question to the **All-Board meeting**. Members also expressed frustration with the way the All-Board meetings are set up without any input from other Boards.

C.Hayden brought up a memo from the Attorney General resulting from the review of our zoning changes. A.G. is cautioning the P Bd about restricting **solar installations**. These enjoy protection under the State Zoning Law from *unreasonable* regulations. The A.G. did not say that our local bylaw is unreasonable, however.

After another review of the road standards set in our **subdivision regulations** the Board decided to make use of the waiver option it has under the regulation, so that in each case the site specific soil and drainage situation can be factored in. The basic standards are reasonable enough in the eyes of the Board to keep them unchanged.

The Board is interested during low workload meetings to look into enforcement issues with earlier permits. This meeting we took up the issue of **used car sales permits**. While the Select Board issues licenses for this the P Bd issues a Special Permit for change of use regulation. Members were not clear about what is permitted under a Class III used car sales license; what is the difference to a junk car or parts car operation and what is the role of the Building Inspector and the State Police in these. G.Walker volunteered to contact the Building inspector and State Police.

Motion to adjourn at 8.50 pm  
Next meeting will be on October 6, 2016

**Documents Viewed:**

Email from Attorney General (9/8/16) re Zoning Changes made at town meeting

Respectfully submitted by Gisela Walker